

McGrath



PROPERTY ADDRESS: 90 Brush Road, Wamberal

Land size	2.5 acres
Does this property have solar?	Yes - 10kw solar
Town Water	Yes
Sewer or Septic	Septic
Is the property owner occupied?	No
Is the cook top gas or electric?	Induction
Is there any heating or cooling?	Ducted air-conditioning and gas fireplace
Is there NBN?	Yes
Is there any additional storage?	Yes – storage throughout
Pool – Heated? Salt/Chlorinated	Mineral – Heated (42kw heat pump pool)
Additional Features:	<p>Internal</p> <ul style="list-style-type: none"> • 4.2m Ceiling with highlights • Independent VRF air con throughout • Flush transitions • Escae gas fireplace • Crafted stone feature walls • Smart home • Venetian plaster walls • Large tiled floors, timber feature floors with plush carpets in bedrooms • Sonos speakers inside and outside • Security cameras with monitor in comms room <p>Kitchen</p> <ul style="list-style-type: none"> • New age Navurban joinery • Lord white - Talostone 70mm • Double self-cleaning ovens • Integrated appliances • Generous butlers pantry with sink and zip tap <p>Bathrooms</p> <ul style="list-style-type: none"> • Micro cement • Micro cement vanity tops with stone bowls • Heater floors • Sensor LED lighting • Bronze finishes

Separate dwelling

- Same finishes as main house
- Kitchen, butler's pantry, living, bathroom and large bedroom

Outdoor

- Luxurious infinity pool
- Large spa
- Both heated
- Numerous outdoor areas

Local services

Nearest schools & catchment

Central Coast Grammar School
Erina Heights Primary School
Our Lady Star of the Sea

Distance to the beach

3km

Distance to the Motorway

17km

Distance to Train Station

12km

Distance to Erina Fair

5km

* All information is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. All distances and sizes are approximate.